



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES
Town Council Meeting
August 18, 2026 @ 5:00 PM

A regular meeting of the Pagosa Springs Town Council was called to order on August 18, 2026 at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member Bergon, Council Member Martinez, Council Member deGraaf, Council Member Lindner, Council Member Shabro

COUNCIL ABSENT: Council Member Williams

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

V. PUBLIC COMMENT

None

VI. CONSENT AGENDA

1. Approval of the August 4, 2026 Meeting Minutes

2. July Financial Statement and Payments

Council Member deGraaf moved to approve the consent agenda, Council Member Lindner

seconded. Motion Passed

VII. PRESENTATION

1. Municipal Advisor: 24 Month Review

Municipal Advisor Joe McLiney gave a presentation on the last 24 months of accomplishments for the Town of Pagosa Springs. Some of the items he touched on included the sewer sales tax vote that passed, fixing the broken sewer lines while freezing current sewer rates for the community, and securing workforce housing. Mr. McLiney said he has been in business for 35 years and has never had a single community, no matter the size, do what Pagosa has done.

Mayor Pierce and the Town Council thanked Mr. McLiney for all the support and guidance he offered during this time period.

VIII. REPORTS TO COUNCIL

1. Sales Tax Brief

Town Manager Harris said sales tax is up for the month of June 1.79% over the same period as last year. If you look at the last 12 months, sales tax, for the most part, is a little over flat so it is being monitored to see if there are any red flags that pop up. Right now, it is showing to be strong but not as robust as in years past.

2. Other Department Reports

- a. Administration Report
- b. Lodging Tax Update
- c. Municipal Court Department Report
- d. Parks and Recreation Report
- e. Police Department Report July 2026

IX. UNFINISHED BUSINESS

1. Ordinance 1037, Second Reading, Authorizing a Moratorium on the Acceptance or Processing of Certain Permit Applications and Land Development Applications Where a Data Center is Included as a Proposed Principal or Accessory Use

At the July 21st Town Council meeting, the Planning Division requested direction regarding the use of data centers in Pagosa Springs. Staff identified the lack of a use classification in the Town's Land Use Development Code and expressed the need to codify such use. After deliberation between Council and staff, it was directed that staff present Council with a 2-year moratorium on data centers. This ordinance is intended to allow staff to closely monitor data center development across the nation and specifically in the State of Colorado regarding technological advancements, especially as it pertains to human and ecological impact.

Council Member Bergon said what we're doing is really important, and she would also love for the community to have a say, so that this decision isn't solely resting on the Council.

Council Member deGraaf moved to approve the second reading of Ordinance 1037, An Ordinance of the Town of Pagosa Springs Authorizing a Moratorium on the Acceptance or Processing of Certain Permit Applications and Land Development Applications where Data Center is Included as a Proposed Principle or Accessory Use, Council Member Lindner seconded. Motion Passed

2. Naming the new park at 1040 E US 160

The Town purchased the Bob's LP/Basin Coop property at 1040 E US 160 in May 2025. At its October 21, 2025 meeting, staff asked Town Council to select a park name from a list of options. Following solicitations from the public, the Parks and Recreation Board recommended "Gateway River Park." After further discussion with staff and Council member Martinez, staff recommend naming the park "San Juan River Park." This name accomplishes several goals: it honors the Spanish origin of the river and mountain range names, and it evokes "water" - the root meaning of "Pagosah." Site signage could tell the story of water's influence on this region. This name also leaves room for interested Native communities to propose a second name for the site in the future, should that opportunity arise.

Council Member Martinez moved to approve naming the formerly known Bob Sivers Park to the San Juan River Park, and leave it up to staff to add on any names in the future, Council Member Shabro seconded. Motion Passed

X. NEW BUSINESS

1. Resolution 2026-13, Supporting and Agreement with the State Board of the Great Outdoors Colorado Trust Fund for the Acquisition of Reservoir Hill

Staff has identified a funding opportunity that can assist with the purchase of 303 acres on Reservoir Hill from the Great Outdoors Colorado Trust Fund (GOCO). Staff submitted a concept letter for this grant, and it has been approved to move forward with the full application. There were 47 concepts submitted, and Reservoir Hill is one of 17 projects

chosen to advance. The grant application requires a resolution to be passed by the governing body for the application. Resolution 2026-13 requests the support of the Town Council and, if awarded, will accept responsibility for administering the grant. This grant opportunity is for \$1.85 million.

Mayor Pierce confirmed that Archuleta County was committed to an \$80,000 match if the Town was successful in the grant. Recreation Supervisor Amanda Gadowski confirmed.

Council Member Lindner moved to approve Resolution 2026-13, Supporting the Submittal of a Great Outdoors Colorado Trust Fund Grant Application for the purpose of acquiring 303 acres on Reservoir Hill., Council Member Bergon seconded. Motion Passed

2. Resolution 2026-14, Granting a Temporary License to La Plata Electric Association at 21040 CR 500 (Trujillo Rd)

Town Manager Harris said La Plata Electric Association (LPEA) has begun construction on the new Trujillo Road electric substation on property being leased from the Town. They now require an easement across portions of the property for the transmission lines. As an ordinance is required to grant this easement with first reading tonight and second reading on September 1st with the ordinance taking effect 30 days after the second reading and considering LPEA is interested in beginning construction on this line before then, the Town Attorney's office created the attached Resolution and Temporary License Agreement to allow them access in advance of the ordinance.

Council Member Bergon wanted to know if the lines would be buried or overhead. Ryne Waggoner, LPEA Senior Director of Engineering, said it would be both because it is a busier corridor, and they are trying to make the impact as minimal as possible.

Council Member Martinez, move approval of Resolution 2026-14, Granting a Temporary License to La Plata Electric Association at 2140 CR 500 (Trujillo Rd), Council Member deGraaf seconded. Motion Passed

3. Ordinance 1038, First Reading, Granting an Easement to La Plata Electric Association at 2140 CR 500 (Trujillo Rd)

As an ordinance is required to grant this easement with first reading tonight and second reading on September 1st with the ordinance taking effect 30 days after the second reading and considering LPEA is interested in beginning construction on this line before then, the Town Attorney's office created the Temporary License Agreement to allow them access in advance of the ordinance. This ordinance will allow the easement. They will pay the town \$25,000 for this easement over largely unusable land.

Council Member Bergon, move approval of Ordinance 1038, First Reading, Granting an Easement to La Plata Electric Association at 2140 CR 500 (Trujillo Rd), Council Member deGraaf seconded. Motion Passed

XI. PUBLIC COMMENT

None

XII. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS

Council Member Bergon wanted to check the timeline for the 7th Street closure because she has seen several close calls with people trying to navigate in and out of the Natural Grocers parking lot. Community Development Director James Dickhoff said North 7th Street should be open within a week or so and that South 7th Street will probably be three weeks. Council Member deGraaf wanted to know what it would take to get a turn lane on Lewis Street. Mr. Dickhoff is working with the state to get light cycles to work with better traffic flow on Hot Springs Blvd., 8th Street, and Lewis Street with the start-up of school getting ready to happen. Council Members deGraaf and Martinez wanted to know what the timeline for HWY 160 construction looks like at this time. They are wanting a more detailed report from the State for the County/Town work session. Mayor Pierce announced they are currently working on the Town Managers contract early since it is in the last year; notification needs to be made prior to the end of the term. Mayor Pierce also said she had a local person reach out to her about being interested in purchasing some of the town's property located down Trujillo Road. Town Council agreed to put it on an upcoming agenda to discuss. Town Manager Harris said the Tourism Board Strategic Planning Retreat last Friday was helpful and a good conversation was had with the county, town and board members that were present. Harris also announced CAST has reached out to see if we could host a session in January. Staff is looking into options for facilities and seeing if our area can host. Harris said Town Hall will be closed on Monday, September 7th for the Labor Day holiday. On September 3rd there will be a Colorado Water Rights meeting that will include geothermal water rights. Mayor Pierce reminded Council about the Joint Town/County meeting on Monday.

XIII. UPCOMING COUNCIL MEETINGS

August 24, 2026 at 5:00 pm: Joint Town/County Work Session at County Admin.
September 1, 2026 at 5:00 pm: Regular Council Meeting
September 15, 2026 at 5:00 pm: Regular Council Meeting
September 21, 2026 at 5:00 pm: Joint Town/County Work Session at Town Hall
October 6, 2026 at 5:00 pm: Regular Council Meeting
October 20, 2026 at 5:00 pm: Regular Council Meeting
October 26, 2026 at 5:00 pm: Joint Town/County Work Session at County Admin.

XIV. ADJOURNMENT

Mayor Pierce adjourned the meeting at 6:10 pm

Shari Pierce
Mayor